

## Appendix IV Principles and Standards

### A. Location, Principles and Requirements

Industrial firms have perhaps the most precise needs in terms of location, and for this reason prime industrial land is at a premium and should be preserved for this use. The following site selection criteria usually apply:

- . Sites should be located on land with a slope of preferably not more than five percent; few manufacturers are interested in sites requiring extensive, costly grading and similar site preparation activities.
- . Sites should be easily accessible for plant workers. Location near interconnecting major highways is imperative. This provides access for employees as well as transportation facilities for trucking. Certain types of industries require locations that have railroad, waterways, or airports, and sometimes combinations of these three.
- . Adequate utilities are needed, including water, sewer, and power.
- . Land area should incorporate adequate off-street parking and sufficient allowance for future plant expansions. This requirement generally necessitates that sites be at least 50 acres in size at a minimum.
- . Landscaping and buffer zones should be provided naturally (or by development) to separate industrial activity from other uses which might find routine operations, noise, traffic and other aspects of normal manufacturing objectionable.
- . Prevailing wind direction should be considered so that dissipation of smoke and odors can be accomplished with as little inconvenience as possible. Since prevailing winds are from the southwest, plant sites should ideally be located on the north or east sides of the town. However, "clean" plants could be to the south or west.
- . Characteristics of the soil should be known. There should be no underlying rock which would be expensive to excavate, and the soil should be sufficiently compact for at least normal load-bearing characteristics.
- . Prospective industrial sites should be protected from encroachment by other uses by zoning. Premature intrusion of residential subdivisions can ruin an area's desirability for manufacturing use.